

Easement

CHAS-299
THE EXCHANGE
Spring Hill
Private

mid-18th century

A modest, gambrel roofed frame house, The Exchange is considered one of the best preserved and more interesting examples of mid-18th century Charles County architecture. Three bays wide on both side elevations, it has experienced only the most minor of alterations, the most obvious being the removal of the original south entrance door and the installation of a modern kitchen. It retains a remarkable amount of its original interior and exterior fabric, including its beaded, random width siding, window and door trim, most of its doors and window sash, and almost all of its interior woodwork. The Exchange is of a plan similar to that of several 18th century houses in the county, including the oldest part of Linden (CHAS-48), but is much more handsomely finished than any of the other known examples of its type. Characteristic of this house plan there is a large double chimney at one end, but the chimneys, of Flemish bond construction, are of an unusually fine design, with brick tiled weatherings and bold corbeled caps. At the basement and first floor level is a projecting pent with brick side walls and a frame front.

The interior of The Exchange is partitioned into two first floor rooms with several small chambers above. Both main rooms are dominated by commodious arched fireplaces with paneled and pilastered chimney breasts. Both rooms have double ogee ceiling cornices, chairrails, molded baseboards and wainscoting, the latter of beaded stiles with flush plaster panels. In the south room stands a handsome built-in corner cupboard. Its arched upper section has fluted pilasters, a molded keystone and shaped shelves. An enclosed stair to the attic rises along the north side of the common wall and has a paneled door facing the soffit.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRRS use only

received

date entered

1. Name

historic Greenland; The New Exchange; The Exchange

and/or common The Exchange (preferred)

2. Location

street & number Spring Hill - Newtown Road n/a not for publication

city, town La Plata X vicinity of congressional district First

state Maryland code 24 county Charles code 017

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<u>X</u> occupied	<u> </u> agriculture
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u> </u> commercial
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment
<u> </u> object	<u> </u> in process	<u>X</u> yes: restricted	<u> </u> government
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial
	<u>X</u> not applicable	<u> </u> no	<u> </u> military
			<u> </u> museum
			<u> </u> park
			<u>X</u> private residence
			<u> </u> religious
			<u> </u> scientific
			<u> </u> transportation
			<u> </u> other:

4. Owner of Property

name Mrs. Maria I. Boone

street & number Route 3, Box 90

city, town La Plata X vicinity of state Maryland 20646

5. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse

street & number

city, town La Plata state Maryland 20646

6. Representation in Existing Surveys

title Maryland Historical Trust
Historic Sites Inventory

has this property been determined eligible? yes X no

date 1984 federal X state county local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

CH-299

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☐ altered

Check one

☒ original site
☐ moved

date n/a**Describe the present and original (if known) physical appearance****Number of Resources****Contributing**

2
0
0
0
2

Noncontributing

2 buildings
0 sites
1 structures
0 objects
3 Total

Number of previously listed National Register properties included in this nomination: 0

Original and historic functions and uses: residential

SUMMARY DESCRIPTION:

A narrow, one story, two-bay, gambrel-roofed frame house with pedimented dormers and two chimneys at one end, The Exchange is a simple, modestly proportioned eighteenth century house that retains a considerable amount of its original exterior and interior fabric. Among its most notable features is its interior woodwork, including flush plaster paneled wainscoting and, in the large front room, a pilastered and paneled chimney breast. Deeper than wide, the house originally had a three bay south facade (altered by removing and relocating a centered entrance door to the west end of the building early in this century), its narrowness enhanced by the height and depth of the gambrel roof. Built over a full cellar, the house has two exterior chimneys at the east end of finely executed English bond brickwork, joined at the ground and first floor levels by a shed-roofed, projecting brick pent. Later additions include a full-length, one story, screened porch at the west end and a smaller, enclosed, shed-roofed porch on the north side. Both date from the first half of this century. Interior alterations have been minor, largely confined to the renovation of two small rooms to provide a kitchen and bath. A small, late-eighteenth century frame tobacco house is located about 350-feet west of the main residence. Although recently converted for use as a stable, the building retains most of its original morticed and tenoned framing, including tilted false plates, and portions of its early roof sheathing of riven clapboards. A twentieth century frame garage, well house, and a swimming pool stand near the house.

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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Charles County, Maryland

Item number

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GENERAL DESCRIPTION:

Measuring 22 by 32 feet, The Exchange is a modestly scaled, one story, gambrel-roofed frame house, deeper than wide, with two exterior chimneys at one end. The south elevation, formerly the entrance front, was initially three bays in width, having a centered door flanked by two windows. This elevation was altered in about the mid-1900s by removing and relocating the entrance door to the west end of the house and covering over the former opening. The two windows, as well as two pedimented dormers above, however, are original. On the north (rear) elevation there is a centered door and one window to its left at the first floor level and two pedimented dormers above, all occupying original locations. About two thirds of the wall area beginning at the west end is covered by an enclosed shed-roofed porch added to the house circa 1950. The west end elevation consists of a first floor door and window, and three windows in the gable. Alterations to the first floor level include the replacement of a former window with a door (now the formal entrance) toward the south end of the wall, and the replacement of a former door with a window at the opposite end. Both of these changes, as well as the addition of a one story, full length porch with turned posts and sawn brackets occurred during the first half of this century. The west end of the house is dominated by two English bond brick chimneys, both with brick tiled shoulders and free-standing stacks and joined at the foundation and first floor level by a projecting, shed-roofed brick pent incorporating a cellar entrance at the base and a small first floor closet window. Much of the original two-piece window and door trim, ogee crown and bed moldings of the cornices, beaded rake boards and the trim and sheathing of the dormers remains preserved. The beaded lapped siding of the north wall is the only original siding to survive; the sheathing of the east and west sides was replaced in the early nineteenth century and that of the south front early in this century.

Built over a full, brick-walled cellar with arched niches in the chimney bases, The Exchange contains two principal first floor rooms and a smaller northwest corner room. The largest of the rooms is to the south and spans the full width and half the depth of the house. Both this room and the northeast dining room retain their early wainscoting of beaded vertical stiles, plastered flush panels and molded baseboards and chairrails, two-piece door and window trim and ceiling cornices, and raised panel doors. Of particular note are the expansive arched fireplace openings of these two rooms, especially that of the front room which is framed by a chimney breast of fluted pilasters flanking four raised panels over a molded arch. Another feature of interest in the front room is a full height cupboard to the right of the fireplace, its arched opening with keystone framed by fluted pilasters and containing scrolled shelving and a ceiling ornamented in a stylized shell motif. The northwest corner room originally functioned as a rear stair hall. Access to an enclosed stair, rising up along the north side of the east-west lateral partition, was formerly gained by a series of steps and a door in the southwest corner of the room. This arrangement was later altered by removing the door and steps and repositioning the stair winders to open from the northwest corner of the front (south) room. The former stair hall currently functions as a modern kitchen.

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National Park Service**

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date entered

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GENERAL DESCRIPTION (continued)

The great height of the wood shingled gambrel roof and the width of the gable walls provides a second floor area almost equal to that of the first floor, and is partitioned to include a center hall and four bedrooms. Of these rooms those toward the west end are the largest and only one, the southeast room, has a fireplace. The northeast bedroom, instead of a fireplace, has a small, low ceilinged closet built into the corresponding chimney. Although two doors and the stair rail have been replaced, early remaining woodwork includes two four-panel doors, two-piece window and door trim, beaded baseboards and chairrails, and wide pine flooring.

At the west end of the second floor hall a narrow enclosed stair with winders provides access to a spacious attic. This area, although sufficiently large enough to provide additional bedrooms, remained unfinished until the mid-nineteenth century when it was first plastered. It was subsequently renovated in the 1950s and again in 1981.

Ancillary structures include a pyramid-roofed, open-sided well house several yards north of the house built about 20-years ago, a modern (1981) two-bay, frame garage located about 150 feet north-northwest of the house, and a small eighteenth century frame barn. The last, located about 250-feet west of the house and of morticed and tenoned post and beam construction, retains portions of an early riven clapboard roof sheathing that was lapped in a vertical rather than horizontal pattern, and a roof framing system employing tilted false plates. Along both side walls are later full-length sheds, the south shed dating from about the early nineteenth century and the north shed from the the early twentieth century. The barn, originally used for curing tobacco, was recently converted for stabling horses.

8. Significance

CH-299

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1778

Builder/Architect unknown

Statement of Significance (in one paragraph)

Applicable Criterion: C

Applicable Exceptions: none

Level of Significance for Evaluation: local

SIGNIFICANCE SUMMARY:

The Exchange, built circa 1778, is regionally significant as the most architecturally distinctive, least altered and earliest known example of a late-eighteenth and early-nineteenth century architectural style especially popular among those of moderate economic means in lower Southern Maryland. Characterized by a deeper than wide one story plan of two back-to-back laterally partitioned first floor rooms, with two exterior chimneys and connecting pent at one end, this was a house type built in considerable numbers throughout the area. However, with the exception of The Exchange, all other known and recorded examples have been extensively altered and most date from the period 1790-1820, a fact that places considerable importance on this house to the study and illustration of regional architectural traditions. Particularly significant is its woodwork and exterior detailing, and the fact that it is the only surviving early dwelling of this type built with a gambrel roof. Of equal significance to the study of regional architecture is its adjacent eighteenth century barn. Believed to be contemporary with the house in age, this structure possesses several important features, notable among them its tilted false plate eaves construction and the preservation of portions of its original riven clapboard roof sheathing. More importantly, it is the only known surviving eighteenth century tobacco barn in Charles County, historically an area whose socioeconomic life, until recently, depended almost solely on the successful cultivation, curing and marketing of tobacco.

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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received

date entered

Continuation sheet The Exchange
Charles County, Maryland Item number 8 Page 3

HISTORY AND SUPPORT:

The Exchange was built on a 755 acre tract of land known as Greenland, patented in 1737 by John Hanson, Jr. (1681-1754), member of a prominent Charles County family and an uncle of John Hanson, First President of the United States under the Articles of Confederation. (The name "The Exchange" derives from a smaller adjacent tract patented in 1668 as the New Exchange, and added to Greenland in 1800.) On the death of John Hanson, Jr. the property was inherited by his eldest child and only son, John Hanson, III. It was John Hanson, III, and three of his four sons who, beginning in 1771, built and operated a mill financed in part by the Maryland General Assembly to manufacture gunpowder for the Maryland militias. The mill site, which in 1780 included a "mill house 40 by 18 feet, barrelling and refining houses and a waterwheel 20 feet in diameter fed by a mill race 7 feet deep and 12 feet wide" was located about 1/4 mile east of the house. Abandoned in the early 1800s, the site was subsequently sold. The existing house, believed built circa 1778 by John Hanson, III, was described in a 1783 tax assessment as "a good dwelling house with two brick chimneys" and the mill, listed under the name of Walter Hanson, a son of John Hanson III, as "so well known that description is unnecessary."

Greenland remained in the possession of the Hanson family until 1792 when that portion of the property including the house was inherited by Sarah Hanson, a widow of Walter Hanson. In 1795 Sarah Hanson married William Morris, a local merchant, and the property remained in the possession of their heirs until 1886. In 1900 the house and 361 acres were acquired by Reuben Gladfelter, a land speculator, who in 1909 sold the house and 236 acres to William F. Cooksey. For about 50 years, from 1900 until its purchase and renovation by D. Fairfax Cooksey, the house stood abandoned, used for the storage of grain and the stripping of tobacco. The property was acquired by the present owner in 1981.

The Exchange is one of 28 historic structures in lower southern Maryland that was tested by the American Institute of Dendrochronology, Inc. This project, co-sponsored by the Maryland Historical Trust and the St. Mary's City Commission, another state agency, used the analysis of tree rings to date structures. The date for the Exchange was determined as 1778.

9. Major Bibliographical References

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Probate and Land Records, Charles County Courthouse, La Plata, MD
1783 Tax Assessments, District 6, Charles County. Hall of Records, Annapolis, MD

10. Geographical Data

Acreage of nominated property 7.64 acresQuadrangle name La Plata, MarylandQuadrangle scale 1:24,000

UMT References

A	1 8	3 2 8 1 2 0	4 2 6 4 6 2 0
	Zone	Easting	Northing
C	1 8	3 2 7 8 6 0	4 2 6 4 5 0 0
E			
G			

B	1 8	3 2 8 1 2 0	4 2 6 4 5 2 0
	Zone	Easting	Northing
D	1 8	3 2 7 8 5 0	4 2 6 4 6 0 0
F			
H			

Verbal boundary description and justification

See Continuation Sheet No. 4.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
n/a			

state	code	county	code
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11. Form Prepared By

name/title J. Richard Rivoireorganization n/adate January, 1984street & number P. O. Box 132telephone (301) 932-1000city or town La Platastate Maryland 20646

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature title STATE HISTORIC PRESERVATION OFFICERdate 5.4.84

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

CH-299

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet The Exchange Item number 10 Page 4
Charles County, Maryland

BOUNDARY DESCRIPTION:

The boundaries are delineated on the attached map labeled National Register Boundaries.

BOUNDARY JUSTIFICATION:

The boundaries form a rectangle for which the exact lines were determined by the location of the eighteenth century barn. As the resource is being nominated for the architectural merit of the house and the barn and as no historical or geographical features suggest particular boundaries, the lines were drawn so as to provide a setting for the buildings that would still reflect their agricultural origins. Most of the property is surrounded by tilled fields.

CH
299

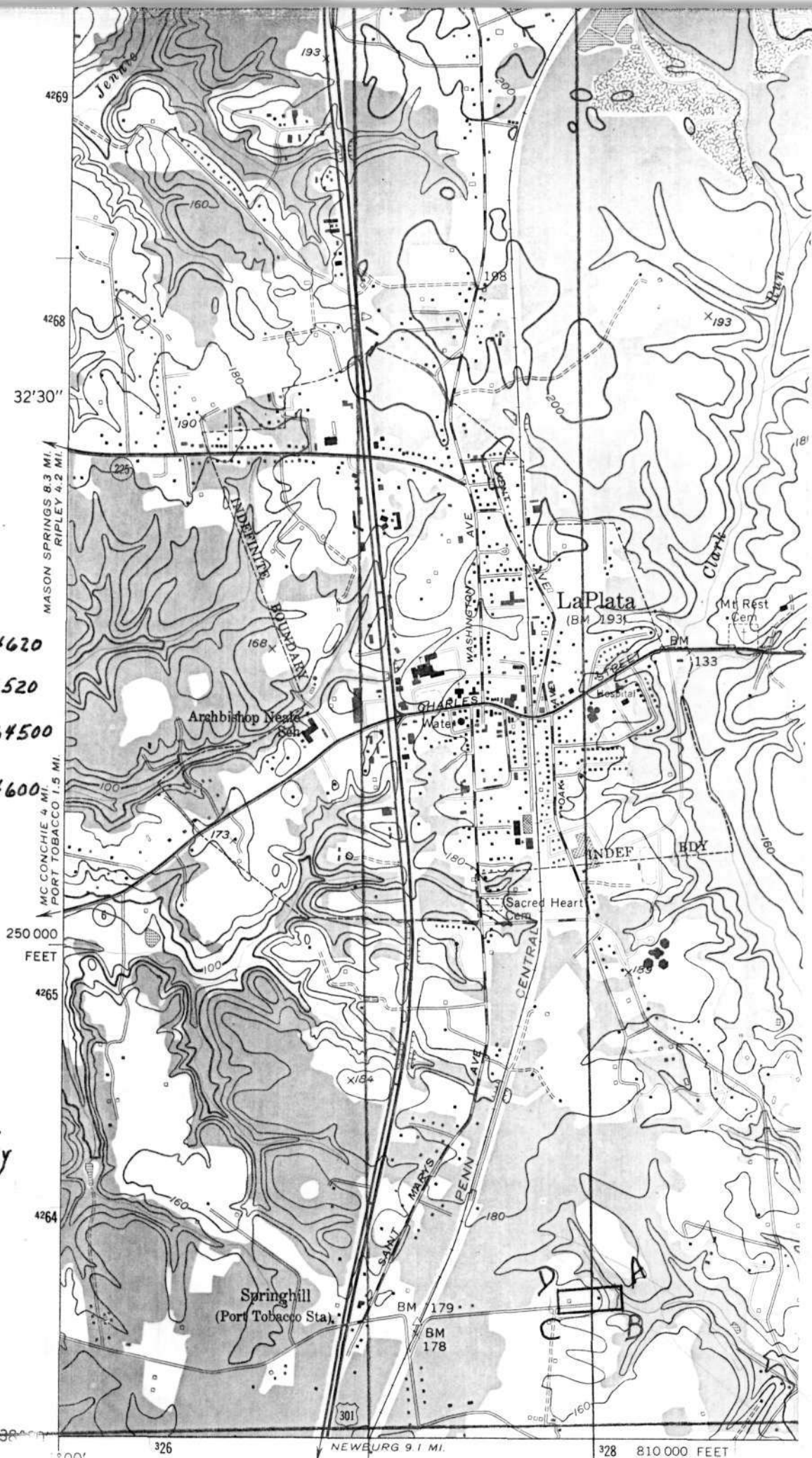
A 18/328120/4264620

B 18/328120/4264520

C 18/327860/4264500

D 18/327850/4264600

The Exchange
Charles County
Maryland



MARYLAND HISTORICAL TRUST

CHAS-299

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

MAGI#0902995204

1 NAME

HISTORIC

THE EXCHANGE

AND/OR COMMON

2 LOCATION

STREET & NUMBER

CITY, TOWN

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

COUNTY

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☒ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER:**4 OWNER OF PROPERTY**

NAME

D. Fairfax Cooksey

Telephone #:

STREET & NUMBER

The Exchange

CITY, TOWN

La Plata

VICINITY OF

STATE, zip code

Maryland 20646

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Charles County Courthouse

Liber #: 155

Folio #: 115

STREET & NUMBER

Charles Street (P.O. Box B)

CITY, TOWN

La Plata

STATE

Maryland 20646

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CH-299

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A modest, gambrel roofed frame house, The Exchange is believed to date from the middle of the 18th century and possesses many distinctive architectural features. As a mid-18th century house, it is possibly one of the best preserved examples of its form and date in the county.

Initially planned and built with its principal facade facing south, the entrance door was subsequently removed and relocated at the west end. The south elevation now has two windows of 9-over-9 sash that formerly flanked the centered door. On the lower slope of the roof are two pedimented dormers. The same window and door arrangement is repeated on the opposite side of the house, where a modern screened porch covers the first two bays from the west end. The west end elevation, now the front and also covered by a screened porch of recent vintage, was initially designed with two first floor windows. The first window from the south end of the wall, however, has been altered to a new entrance. In the gable of the roof are two small windows of 4-over-4 sash with a narrow 4-over-4 pane window above. At the east end stands a double chimney of Flemish bond construction with deep, brick tiled shoulders, free-standing stacks and attractive corbeled caps. At the first floor level is a projecting pent with brick sides and frame front. Actually one and one-half stories high due to a drop in the grade level at this end of the house, the pent houses an exterior cellar entrance in its lower level and a closet above. In the gable of the house is a single window of 6-over-6 sash and, above that, a second narrower window of 4-over-4 sash. The house is built on brick foundation walls enclosing a full cellar. The exterior walls retain a remarkable amount of early, random width beaded siding. Most of the window sash appears original, as does the six panel north door. The dormers are also original features, as well as the molded, characteristically 18th century window and door surrounds, and the double ogee crown and bed moldings of the boxed eave cornices. The roof is sheathed with wood shingles, a later replacement of the originals.

The first floor plan consists of two laterally partitioned rooms, with a third room added to the west end of the north room to house a modern kitchen. The principal room extends the full width of the house on the south side. The original south entrance door opened directly into this room, as does the newer west entrance door. This room retains its original plastered walls over brick nogged framing, double ogee ceiling cornice, chairrails, wainscoting and beaded baseboards. The wainscoting is created by regularly spaced beaded stiles and flush plaster panels. At the east end of the room is a large arched fireplace with a paneled chimney breast flanked by fluted pilasters. Over the fireplace opening is a cantilevered cornice shelf. In the southeast corner is an original cupboard

(continued on attached sheet)

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

CH-299

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES C. 1750

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

A modest, gambrel roofed frame house, The Exchange is considered one of the best preserved and more interesting examples of mid-18th century Charles County architecture. Three bays wide on both side elevations, it has experienced only the most minor of alterations, the most obvious being the removal of the original south entrance door and the installation of a modern kitchen. It retains a remarkable amount of its original interior and exterior fabric, including its beaded, random width siding, window and door trim, most of its doors and window sash, and almost all of its interior woodwork. The Exchange is of a plan similar to that of several 18th century houses in the county, including the oldest part of Linden (CHAS-48), but is much more handsomely finished than any of the other known examples of its type. Characteristic of this house plan there is a large double chimney at one end, but the chimneys, of Flemish bond construction, are of an unusually fine design, with brick tiled weatherings and bold corbeled caps. At the basement and first floor level is a projecting pent with brick side walls and a frame front.

The interior of The Exchange is partitioned into two first floor rooms with several small chambers above. Both main rooms are dominated by commodious arched fireplaces with paneled and pilastered chimney breasts. Both rooms have double ogee ceiling cornices, chairrails, molded baseboards and wainscoting, the latter of beaded stiles with flush plaster panels. In the south room stands a handsome built-in corner cupboard. Its arched upper section has fluted pilasters, a molded keystone and shaped shelves. An enclosed stair to the attic rises along the north side of the common wall and has a paneled door facing the soffit.

CONTINUE ON SEPARATE SHEET IF NECESSARY

CH-299

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

The Exchange is located on a 153 acre tract of land identified as parcel 78, Map 44 of the Charles County Tax Maps (revised January, 1976).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

J. Richard Rivoire, Consultant

ORGANIZATION

Charles County Planning Department

DATE

June, 1978

STREET & NUMBER

Charles County Courthouse

TELEPHONE

645-6537

CITY OR TOWN

La Plata

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Continuation of #7 (Description)--THE EXCHANGE

Page 2

with arched upper section, molded trim and a keystone above the arch, fluted pilasters flanking the opening of the upper section, shaped shelves, and paneled doors on the lower part. The north room, which originally extended the full width of this side of the house, has the same cornice trim, wainscoting and chimney breast as the south room. The fireplace opening is also of the same design and dimensions. To the right of the fireplace is a door opening into the pent closet. The door and its trim, however, are later. The stair to the attic chambers rises along the common wall from inside the north room from which it originally opened. The lower winders and entrance door, however, were altered when the present kitchen was installed. The stair now opens from the south room. A curious feature is a paneled door against the soffit that opens to expose the underside of the stair treads and risers but does not otherwise serve a practical purpose.

The cellar contains several rooms that were probably used for storage. Arched niches support the chimney bases. The original kitchen was housed in a separate building which stood a short distance northeast of the house. It fell into disrepair and was demolished several decades ago.

Form 10-300
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Easement

N. R. FIELD SHEET

CH 95 CH 299

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: MD.	
COUNTY: CHAS.	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: THE EXCHANGE	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: PORT TOBACCO Station			
CITY OR TOWN: LAPIATA			
STATE MD.	CODE	COUNTY: CHAS.	CODE

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Yes: Unoccupied <input type="checkbox"/> Restricted <input type="checkbox"/> Preservation work <input type="checkbox"/> Unrestricted <input type="checkbox"/> in progress <input type="checkbox"/> No: <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/> Comments <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	

4. OWNER OF PROPERTY			
OWNERS NAME: FAIRFAX LOOKSEY			
STREET AND NUMBER: THE EXCHANGE			
CITY OR TOWN: LAPIATA	STATE: MD.	CODE	STATE:

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: CHAS.			
STREET AND NUMBER:			
CITY OR TOWN: LAPIATA	STATE MD.	CODE	COUNTY:

ACREAGE

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY: Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/>			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	FOR NPS USE ONLY
			ENTRY NUMBER
			DATE

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

THE EXCHANGE IS AN EXCELLENT EXAMPLE of mid 18th century rural architecture in So. MD. and is, I believe, one of the best surviving examples of simple colonial architecture of the period in Charles County.

One and one half storeys in height with a gambrel roof it possesses two of the finest constructed chimneys with pent in the area. Unusual for the area (in a gambrel roofed house). The main door is at the W. end elevation with the chimney at the E. end. The W. elevation is two bays in length with the door in the bay closest to the SW corner. Both the N. and S. elevations are two bays and all but the bay closest to the NE corner are windows. The roof ridge runs East to West and there are two dormers with A roofs at both N. + S. sides. The house is of clapboards over brick nogging. There is a porch at the W. end and a pantry-porch wing of recent date at the N. elevation. The chimney bases are laid in a Flemish bond and flank a frame pent with brick sides that projects approx. 8" out from the rear chimney walls. The pent has a small window and directly beneath is the only entrance to the cellar.

On the interior the dwelling is of hall + parlor in floor plan. The South room retains its original fireplace wall paneling, wainscoting, and cornice, all of which is of mid or third quarter 18th century date. There is a corner cupboard with arched top, glass door, and

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian ☐16th Century ☐18th Century ☒20th Century ☐15th Century ☐17th Century ☐19th Century ☐

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal ☐Education ☐Political ☐Urban Planning ☐Prehistoric ☐Engineering ☐

Religion/Phi-

Other (Specify) ☐Historic ☐Industry ☐losophy ☐Agriculture ☐Invention ☐Science ☐Art ☐Landscape ☐Sculpture ☐Commerce ☐Architecture ☐

Social/Human-

Communications ☐Literature ☐itarian ☐Conservation ☐Military ☐Theater ☐Architecture ☐Music ☐Transportation ☐

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

Butterfly Shelves of the same ~~be~~ date. The fireplace opening, which is rather large, is framed in an arched bolection moulding. Though much of the stair casing is visible only in the N. room the entrance is through a door in the S. room. The N. room contains somewhat simpler woodwork but does possess chair rails, cornice mouldings, paneled fireplace wall with bolection mouldings and a flanking pent door. There were originally two stairs in the ~~room~~ house; the one previously discussed and another which rose along the W. wall of the N. room. This stair was removed some years ago and a partition wall built to form a small kitchen. The underside + a portion of the side wall of the remaining stair is paneled with a door at the underside (presumably for storage of small articles?).

Although I was unable to see the 2nd floor it is said to possess four rooms two of which have fireplaces.

Most of the flooring is intact with the exception of one 2nd level room.

More to follow

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE			
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE	
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	°	'	"		°	'	"	
NE	°	'	"		°	'	"	
SE	°	'	"		°	'	"	
SW	°	'	"		°	'	"	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <i>J. Richard Rwoir</i>		
ORGANIZATION: <i>MHT</i>	DATE: <i>2/71</i>	
STREET AND NUMBER:		
CITY OR TOWN:	STATE:	CODE:

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON: EXCHANGE	
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: PORT TOBACCO STATION			
CITY OR TOWN: LA PLATA			
STATE: MD.	CODE:	COUNTY: CHAS.	CODE:

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>	Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Yes: Unoccupied <input type="checkbox"/> Restricted <input type="checkbox"/> Preservation work <input type="checkbox"/> Unrestricted <input type="checkbox"/> in progress No: <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/> Comments <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	

4. OWNER OF PROPERTY			
OWNERS NAME: FAIRFAX LOOKSEY			
STREET AND NUMBER: EXCHANGE			
CITY OR TOWN: LA PLATA	STATE: MD.	CODE:	STATE:

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: CHAS. CO.			
STREET AND NUMBER:			
CITY OR TOWN: LA PLATA	STATE: MD.	CODE:	COUNTY:
APPROXIMATE ACREAGE OF NOMINATED PROPERTY:			

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY: Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/>			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE:	ENTRY NUMBER
			DATE

SEE INSTRUCTIONS

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Exchange is a charming dwelling of mid eighteenth century vintage a story and a 1/2 in height with gambrel roof and double end chimneys with a one storey pent between.

The house is of frame construction with its roof ridge running W to E - the entrance at the west end and the chimney at the east. On the first floor are two rooms. From the door you enter into a room of good proportions with plain wainscoting, cornice mldg. and panelled fireplace wall. wall treatment is plaster with painted woodwork. Fine ~~horn~~ corner cupboard at SE with butterfly shelves.

To the left (N) is a somewhat smaller room with a much simpler arrangement of woodwork. From this room, to the S of the fireplace opening, is a door one step up to the pent which has been modernized into a 1/2 bath. At the W. end is a narrow room which once held the back stair.

The closed in stair rises between these two rooms with underpanelling exposed in the N room.

On the second floor are 4 rooms; two with fireplaces though only one is gen. All floors on the second floor are original as on the 1st. with the exception of the S. parlor (hall).

Two bays at the W front: window, door, with two windows at the S. wall with two "A" roof dormers above. At the

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian ☐16th Century ☐18th Century ☒20th Century ☐15th Century ☐17th Century ☐19th Century ☐

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal ☐Education ☐Political ☐Urban Planning ☐Prehistoric ☐Engineering ☐

Religion/Phi-

Other (Specify) ☐Historic ☐Industry ☐losophy ☐Agriculture ☐Invention ☐Science ☐Art ☐Landscape ☐Sculpture ☐Commerce ☐Architecture ☐

Social/Human-

Communications ☐Literature ☐itarian ☐Conservation ☐Military ☐Theater ☐Music ☐Transportation ☐

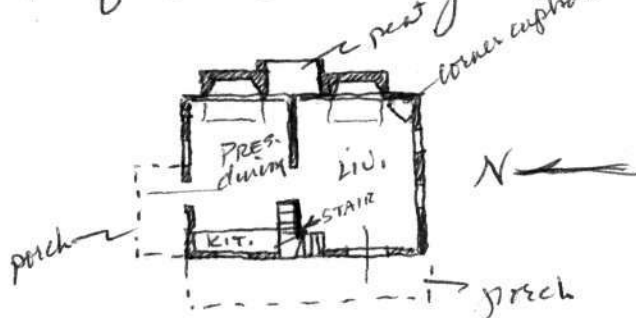
STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

North wall is a window and a door the door giving access to a small 20th. century pantry-porch. To the W. end is a screen porch with shed roof. all windows are of small size with 6/6 panes.

Brick foundations, full cellar with entrance from between the chimneys (beneath the pent).

Chimneys of good design with free standing stacks. N & S walls of the pent are brick while the E wall is frame with a small window. (E wall of pent ~~extends~~ projects out slightly 6'-8" from chimney walls).

Roof wood shingle



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <i>JCRwong</i>		
ORGANIZATION <i>MHT</i>	DATE <i>8/28</i>	
STREET AND NUMBER:		
CITY OR TOWN:	STATE	CODE

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Easement

CH-299 Greenland (now "The Exchange")

Constructed
Spring-Summer, 1778

Greenland is a small, but innovative gentry dwelling. This one story, frame house is notable for its gambrel roof, compact plan, and fine woodwork. The gambrel roof is one of the oldest to survive in Southern Maryland. It covers a building deeper (32 ft.) than wide (22 ft.).

A large hall (living room) occupies the front of the house. Two-thirds of the space behind it is taken up by the parlor (master bedroom). The other third is a small lobby for a stair that also could be entered from the hall. Originally, the principal entrance was into the hall with secondary entrances into the parlor and stair lobby. The multiple entries provided an unusual amount of privacy for a small house. The four attic chambers could be reached from either ground floor room or the outside. (The occupants of the Fenwick House had to pass through the hall to reach the attic.)

The house was well built with a full cellar, double chimney with pent, and exterior walls insulated with brick. The ground floor finishes are noteworthy. Common to all three rooms are ogee ceiling cornices, bold three-piece window and door trim, and elaborate wainscoting. The hall is distinguished by a paneled chimney breast with fluted pilasters and an early corner cupboard with pilasters, a keystone arch, and a shell motif ceiling.

John Hanson built Greenland. Little is known about Hanson as he does not seem to have held public office. A cousin of the same name was the first President of the United States under the Articles of Confederation.

Prior to tree-ring dating, Greenland could be dated only to the period 1754-1783 (a period that began with Hanson's inheritance of the property and ended with the listing of the house on the 1783 tax list.) Now, dated to 1778, we can understand the house as the small, but comfortable retirement home of a man who was turning over his responsibilities to his sons. The new date nicely relates Greenland's plan to the late 18th-century appearance of the side-passage, double-parlor farmhouse.

Reference:

J. Richard Rivoire, "The Exchange," National Register
Nomination, 1980.

CH-299

THE KEY-YEAR DENDROCHRONOLOGICAL
PATTERN FOR THE OAKS OF
MARYLAND'S WESTERN SHORE 1570-1980

American Institute of
Dendrochronology

APPENDIX

Building Descriptions

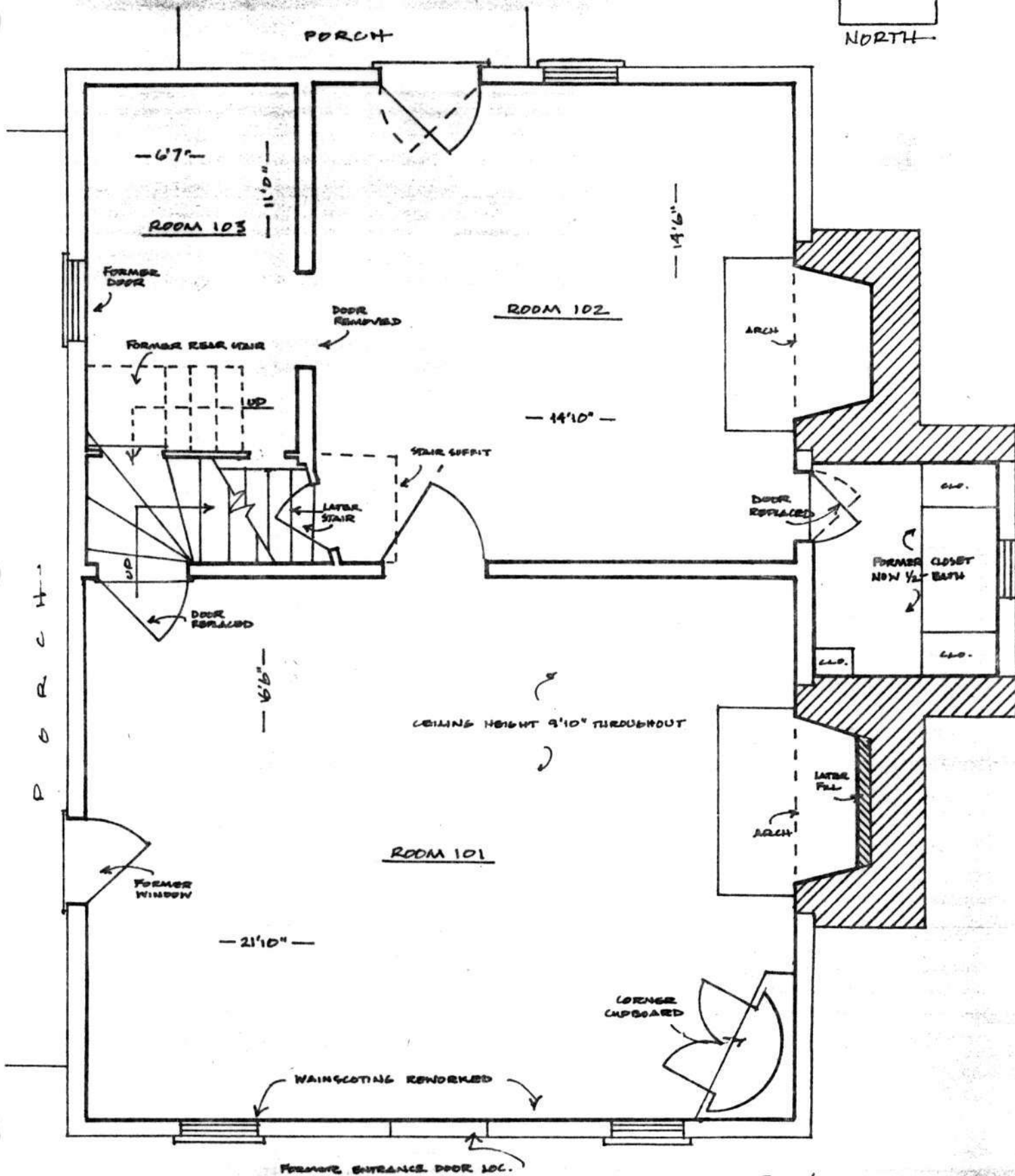
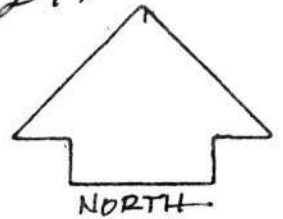
Garry Wheeler Stone

Historic St. Mary's City

1987

THE EXCHANGE, CHARLES CO., MD.
 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 J.R. RIVORE
 2/1980

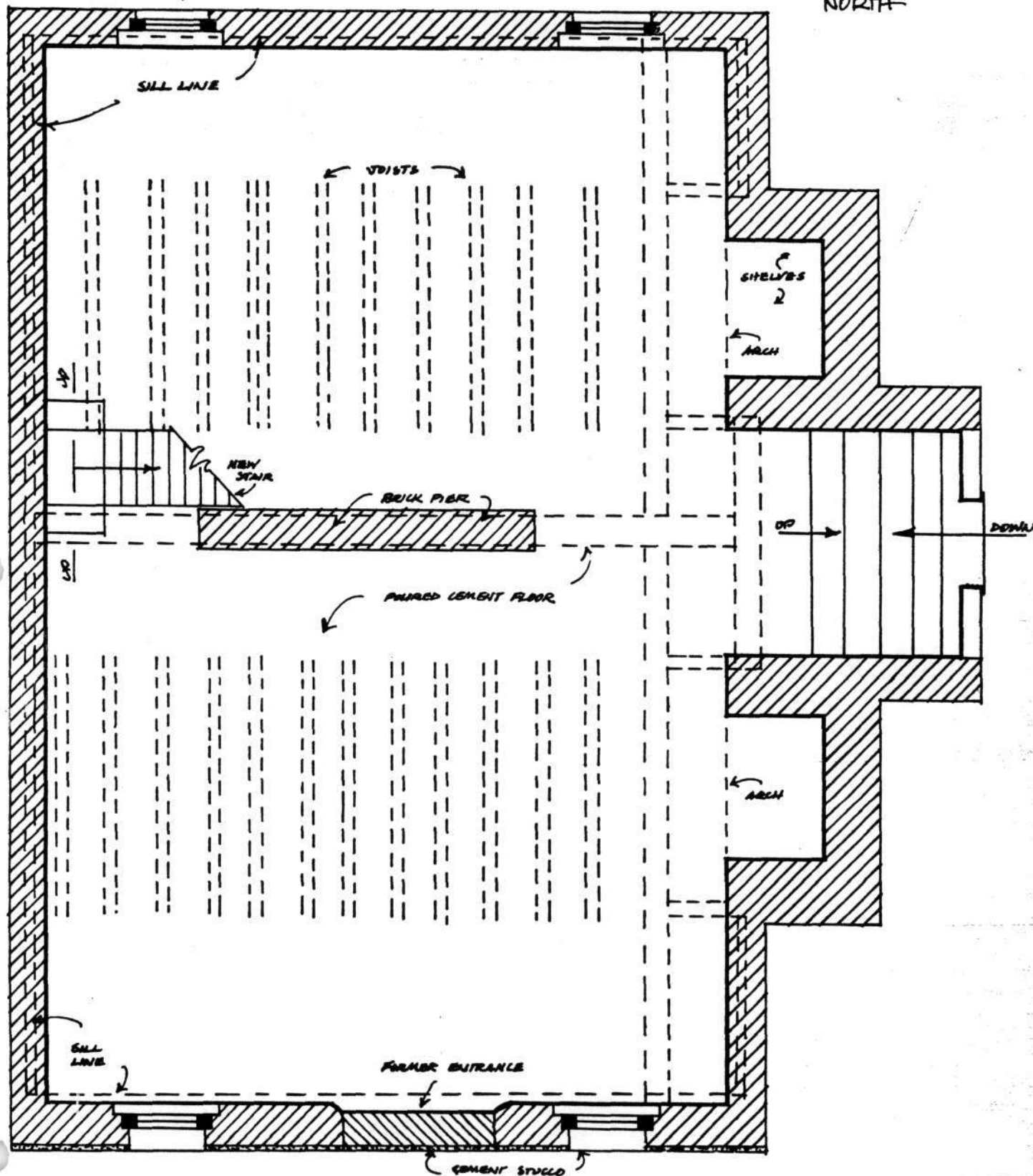
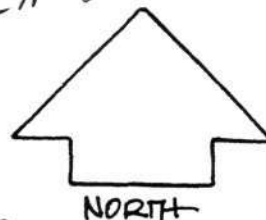
CH-299



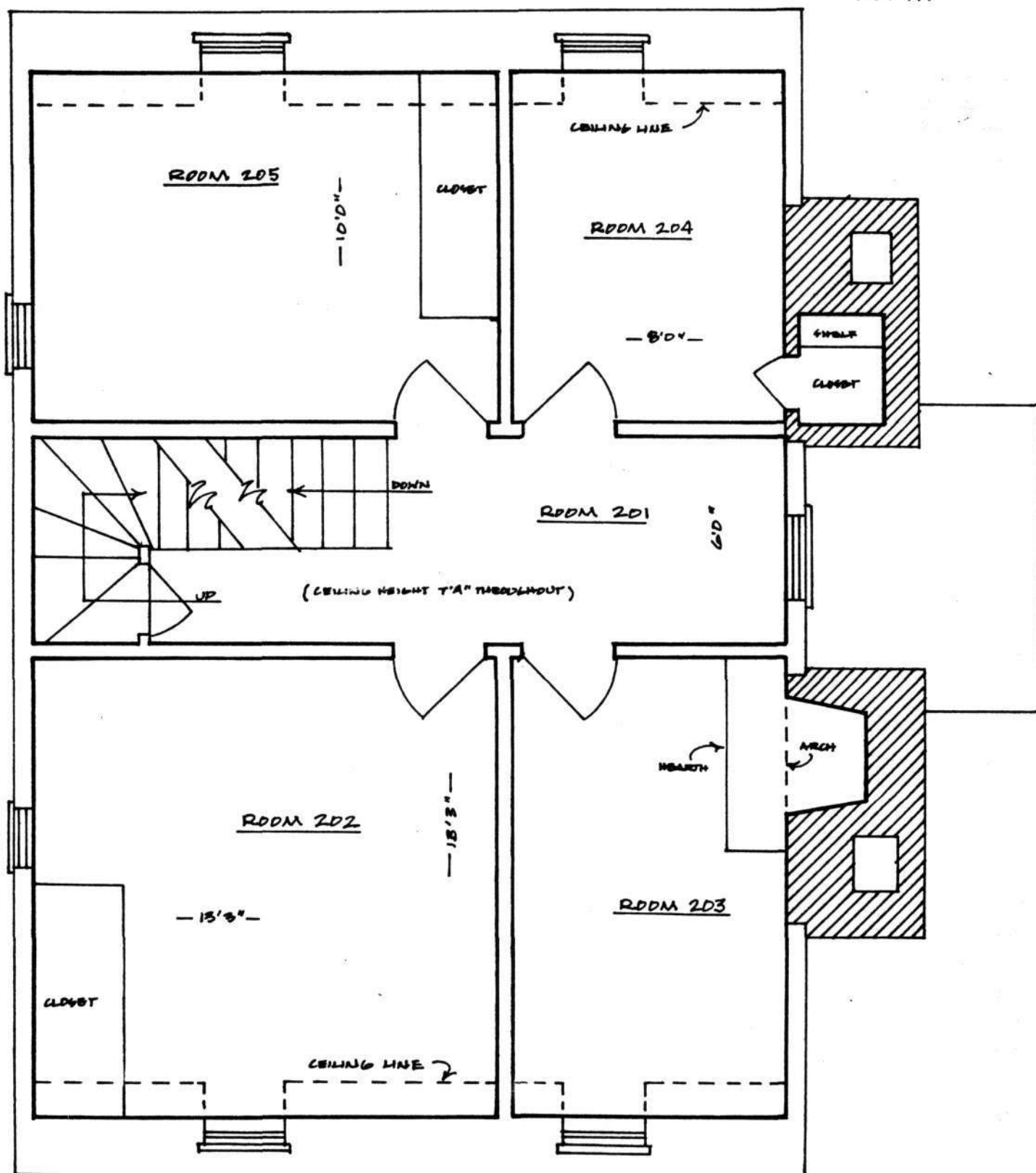
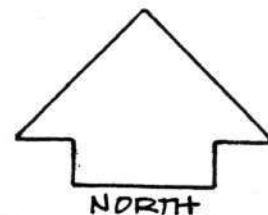
The Exchange
 Charles Co.
 Maryland

THE EXCHANGE, CHARLES CO., MD.
CELLAR PLAN
SCALE: 1/4" = 1'-0"
J.R. RIVOIRE
2/1980

CH-299

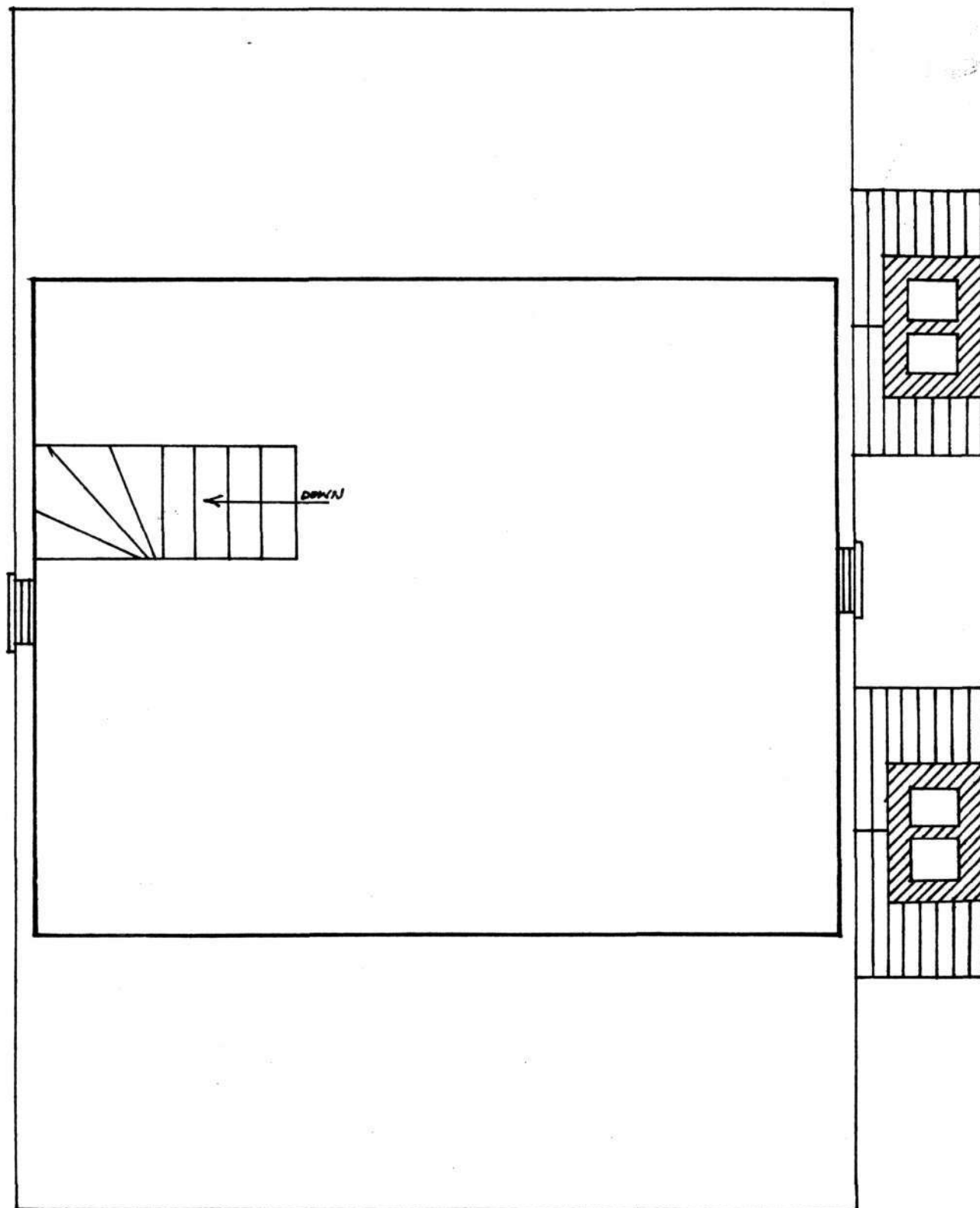


CH-299

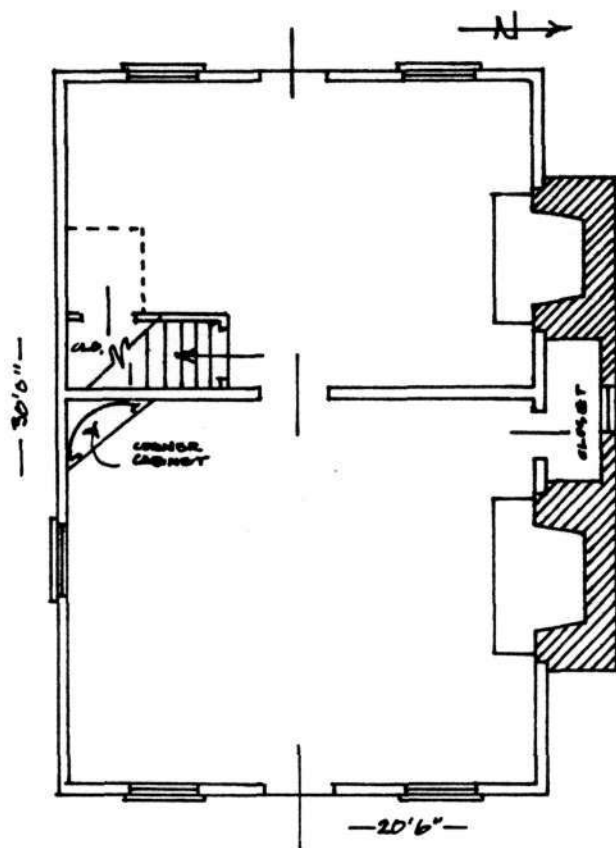


ATTIC PLAN
SCALE: 1/4" = 1'0"
J.R. RIVDIRE
2/1980

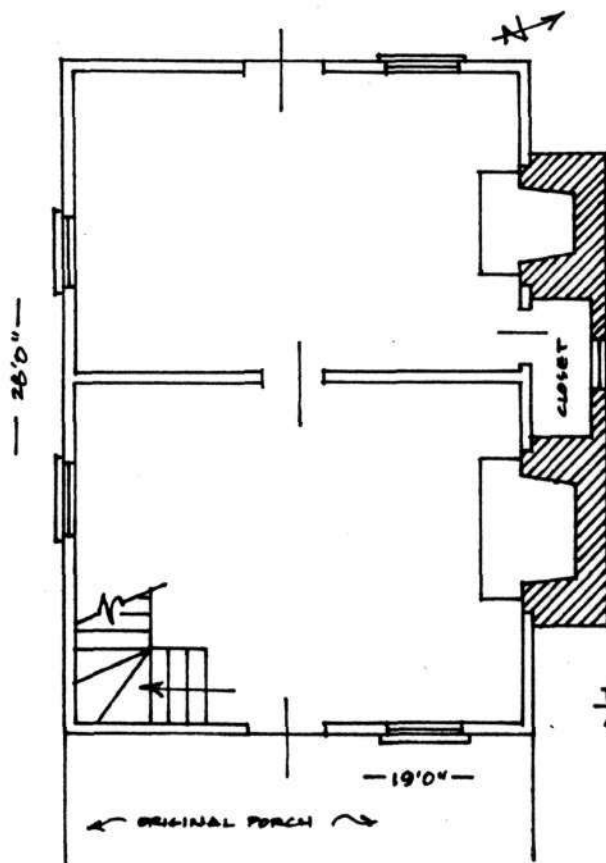
CH-299



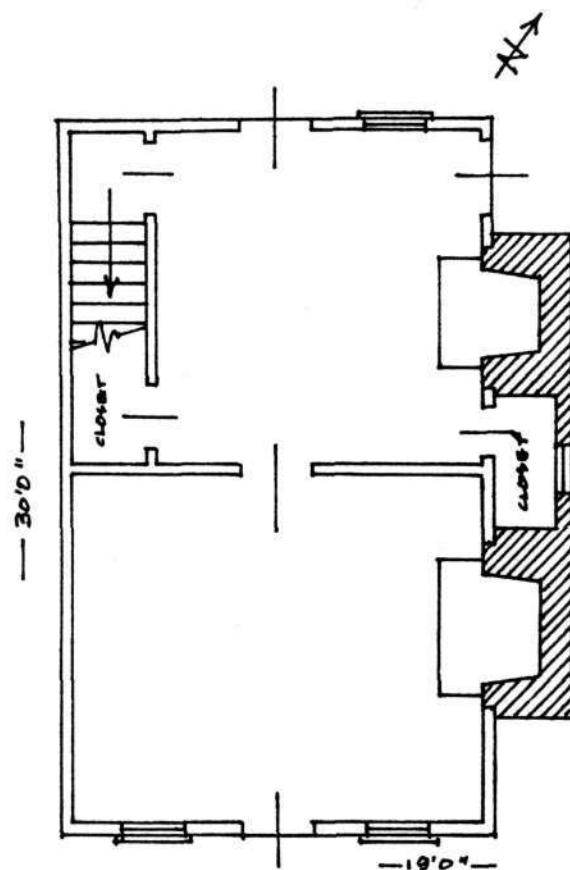
CH-299



MT. PLEASANT
CHARLES COUNTY, MD.
c. 1790



TRINITY LAKE HOUSE
CHARLES COUNTY, MD.
3rd 1/4, 1813 C.



LINDEN
(PHASE I)
CHARLES COUNTY, MD.
MD-1813 C.

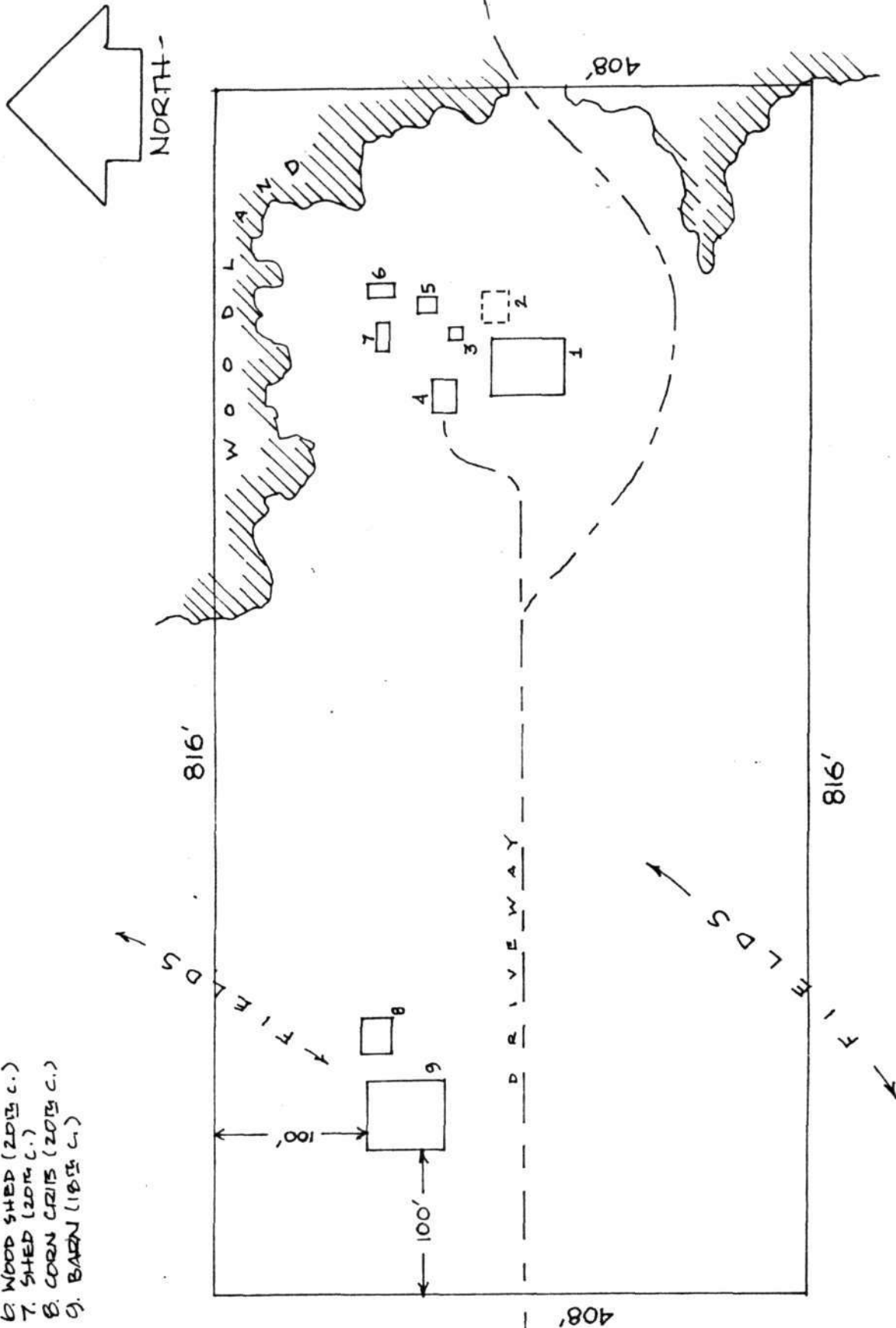
ADDITIONAL SCALE: 1/8" = 1'0"

J. RICHARD RIVKRE
LA PLATA, MD.
2/1980

ATTACHMENT # 6
"THE EXCHANGE", CHARLES COUNTY, MD.
PLOT PLAN &
NATIONAL REGISTER BOUNDARIES

CH- 299

SCALE: 1" = 20A'

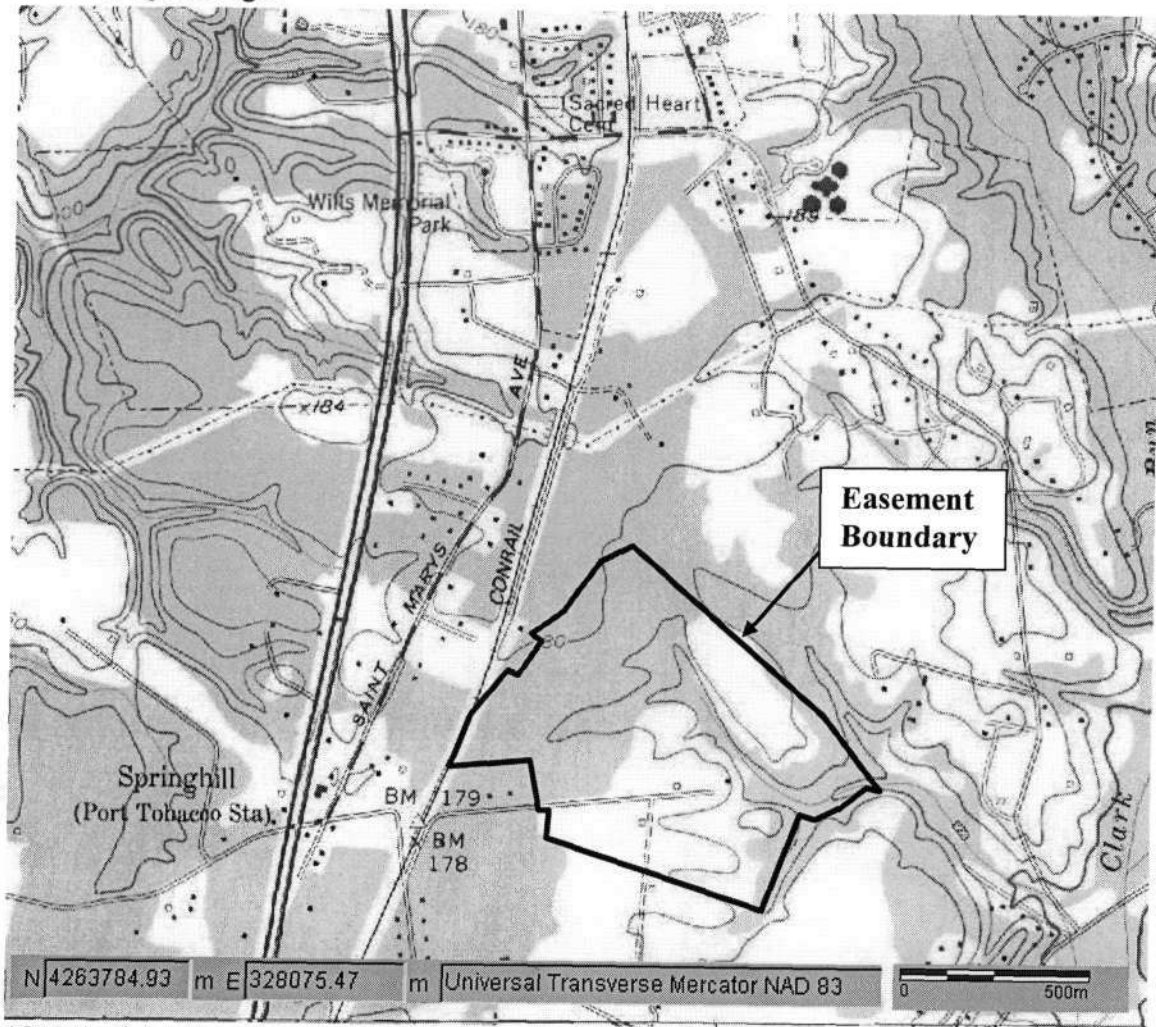


LEB!

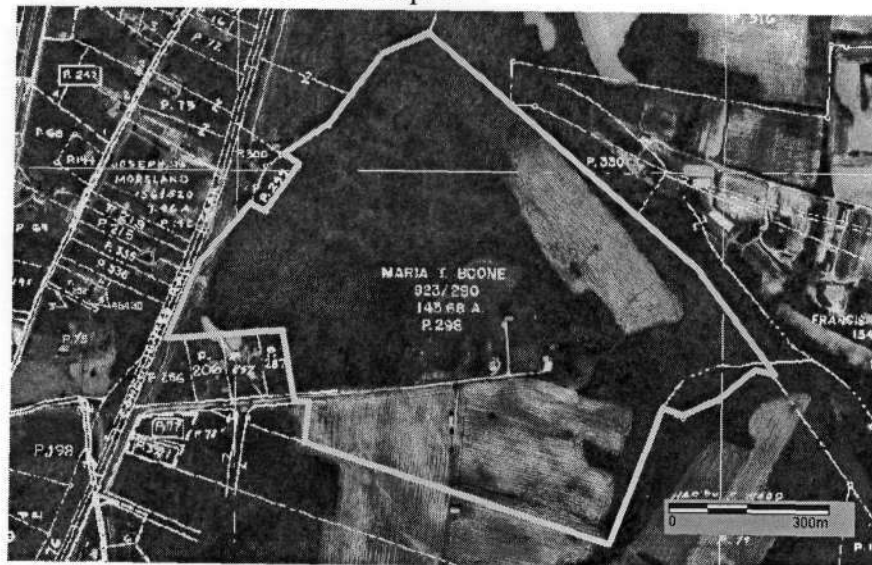
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2. APPROX. SITE OF KITCHEN (18TH C.)
3. WELL
4. GARAGE (20TH C.)
5. TOOL SHED (20TH C.)
6. WOOD SHED (20TH C.)
7. SHED (20TH C.)
8. CORN CRIBS (20TH C.)
9. BARN (18TH C.)

J. RICHARD RIVOIRE
LA PLATA, MARYLAND
2/1980

CH-299
The Exchange
La Plata Quadrangle



1998 Aerial Photo and Tax Map 44



CH-
299

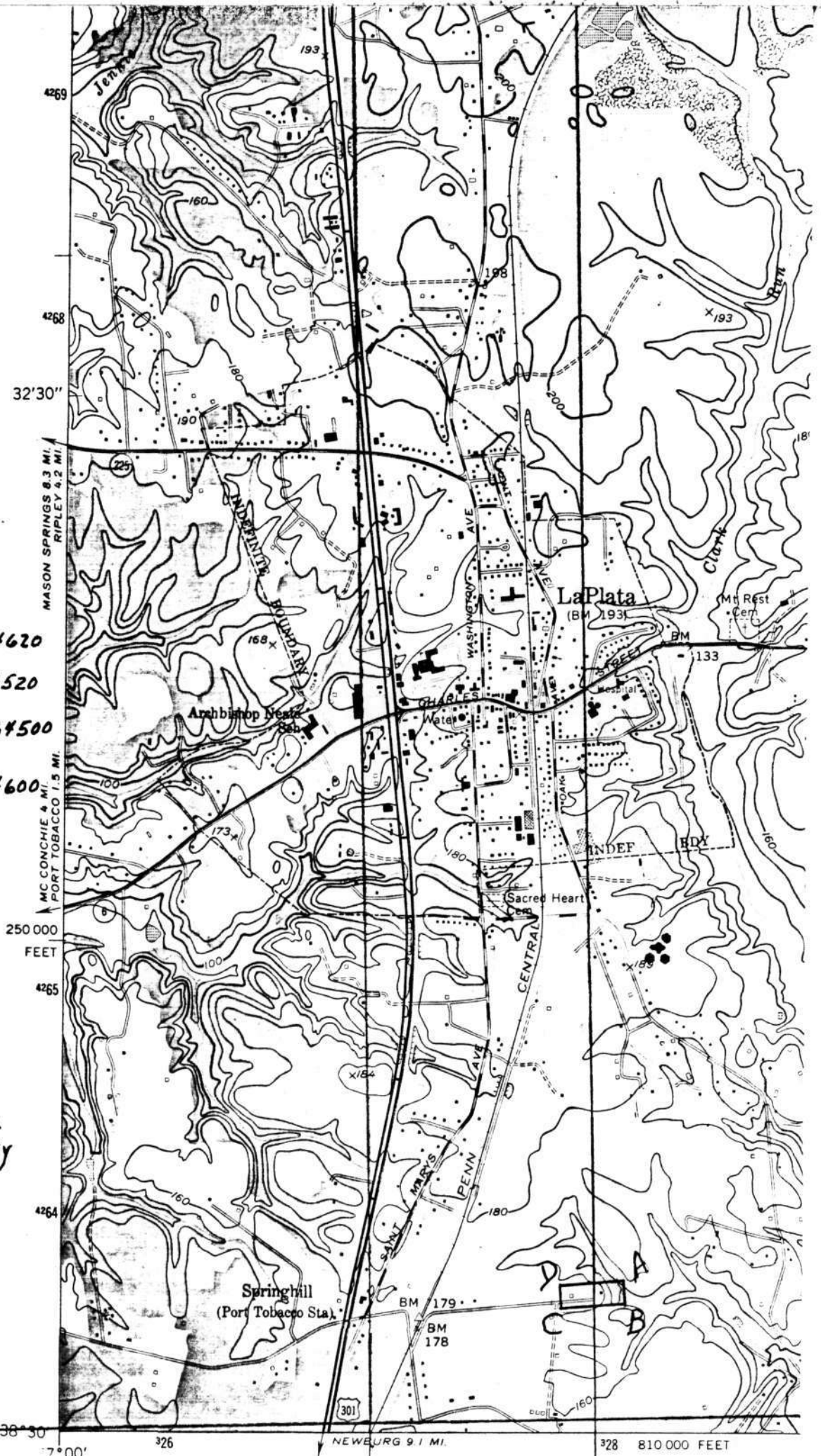
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B 18/328120/4264520

C 18/327860/4264500

D 18/327850/4264600

National
Register
The Exchange
Charles County
Maryland



250 000
FEET

38°30'

326

NEWEURG 9.1 MI.

328 810 000 FEET



698 P-34 CH-299 55 1/2

CHAS-299

THE EXCHANGE

East End JRRivoire, 1978



CHAS-299

THE EXCHANGE

View From SW JRRivoire, 1978

56 1/2 %



GH-299 THE EXCHANGE

B

PS

632



CH-299-A
THE EXCHANGE